

MANAGEMENT CERTIFICATE FOR
TWELVE26 TOWNHOMES OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
COUNTY OF BEXAR §

1. **Name of Subdivision:** Twelve26 Townhomes Owners Association, Inc.
2. **Name of Association:** Twelve26 Townhomes Owners Association, Inc.
3. **Recording Data for Subdivision:** See Exhibit "A"
4. **Recording Data for Declaration:** See Exhibit "A"
5. **Name and mailing address of Association:** Twelve26 Townhomes Owners Association, Inc.,
3424 Paesanos Parkway, Suite 100, San Antonio, TX 78231.
6. **The Association's designated representative is:** FirstService Residential San Antonio, LLC,
3424 Paesanos Parkway, Suite 100, San Antonio, TX 78231; 210-829-7202 Office; 210-829-5207
Fax.
Email: sanantonio@fsresidential.com
Community Website: <https://twelve26townhomes.connectresident.com/>
7. **Resales Disclosure Package: \$375.00**
Homeowner Setup/ Unit Transfer Fee: There is a transfer fee in the amount of **\$295.00** collected
at closing from the buyer.
8. **Other information the Association considers appropriate for the governing, administration
or operation of the subdivision and Association:** See Exhibit "A"

Prospective purchasers are advised to independently examine all dedicatory instruments and governing documents for the Twelve26 Townhomes Owners Association, Inc., inspection of the property and common areas, prior to purchase. This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision. No person should rely on this Management Certificate for anything other than for identifying and contacting the Association.

TWELVE26 TOWNHOMES OWNERS ASSOCIATION, INC.

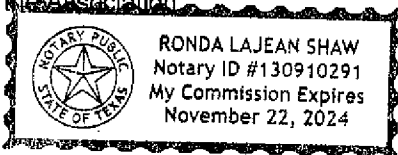
By: Kristie Rose-Zapp

Print Name: Kristie Rose-Zapp

Print Title: Managing Agent

STATE OF TEXAS §
COUNTY OF BEXAR §

This instrument was acknowledged and signed before me on this the 26th day of January, 2023
by Kristie Rose-Zapp, the managing agent of the Twelve26 Townhomes Owners Association, Inc. on behalf
of the Association.



Ronda Shaw
Notary Public - State of Texas

After Recording Return To:
FirstService Residential San Antonio, LLC
3424 Paesanos Parkway, Suite 100,
San Antonio, TX 78231

EXHIBIT "A"

Twelve26 Townhomes Owners Association, Inc., a subdivision located in Bexar County, Texas, and any other subdivisions which have been or may be subsequently annexed thereto and made subject to the authority of the Twelve26 Townhomes Owners Association, Inc. Homeowners Association, Inc. which sections were originally encumbered by dedicatory instruments filed of record in Bexar County, Texas as follows:

Recording Date	Filed Document	Recording Information
10/14/2020	Declaration of Restrictive Covenants	20200245351
10/15/2020	Bylaws	20200245993
04/26/2021	Certificate of Formation	20210108205

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20230013652
Recorded Date: January 26, 2023
Recorded Time: 9:01 AM
Total Pages: 3
Total Fees: \$30.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 1/26/2023 9:01 AM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk